



Maidenway Road  
Paignton



## Property Description

Situated in a sought-after residential location, this well-presented mid-terraced home offers an excellent opportunity for buyers seeking a comfortable family property with everyday convenience right on the doorstep. Ideally positioned within close proximity to the highly regarded Oldway Primary School, the home is perfectly suited to growing families, while excellent transport links add to its appeal. A regular bus service runs along the road, providing easy access into Paignton town centre, where a wide range of shops, amenities and leisure facilities can be found, along with the mainline railway and coach stations. For those who commute or enjoy exploring the wider area, the nearby Torbay Ring Road offers straightforward access to surrounding towns and cities. Internally, the property is offered for sale in good order throughout and features generously proportioned living accommodation designed for modern family life, complemented by a bright lounge/dining room with French doors leading out to the garden, a well-equipped kitchen and three good-sized bedrooms. Outside, the home continues to impress with off-road parking to the front and a sunny, landscaped rear garden offering open views, making this an attractive and well-rounded home that truly deserves closer inspection.

## On Approach

Approached from the front, the house features a hard-standing area currently used for off-road parking for up to two vehicles, offering practicality and convenience. Although there is no dropped kerb, this space is a valuable asset, particularly in a residential area where parking is always at a premium.

## On Entrance

main front entrance, where a welcoming door with side panel opens into a pleasant entrance hallway. This first impression sets the tone for the rest of the home, offering a practical yet inviting space. The hallway provides access to the principal ground floor rooms and features a central heating radiator, ample power points and a useful cupboard housing the electric consumer unit and meter. Stairs rise neatly to the first floor, creating a natural flow through the property.

## Lounge & Diner

The heart of the property is undoubtedly the generous lounge and dining room, a bright and versatile space perfectly suited to modern family living. At the front, the lounge area is filled with natural light from a large bay window, creating a warm and comfortable setting for relaxing evenings, family movie nights, or quiet moments at the end of the day. The space flows naturally into the dining area, where there is ample room for a family dining table—ideal for everyday meals, homework sessions, and special occasions alike.

French doors open directly from the dining area into the rear garden, allowing light to flood the room and creating a seamless connection between indoor and outdoor living. During warmer months, these doors invite the garden into the home, making entertaining and family gatherings feel effortless and relaxed.

## Kitchen

The kitchen is well positioned and accessible both from the entrance hallway and the living space, making it practical for everyday use. Fitted with a range of wall and base units, the kitchen offers excellent storage and worktop space, along with integrated appliances including a fridge/freezer, dishwasher, and washing machine. There is also space for a range cooker with extractor hood above, making this a functional and sociable space for preparing meals. A large window provides open views and plenty of natural light, while tiled splashbacks add durability and ease of maintenance.

## First Floor Landing

Doors off to principle rooms

## Bedrooms

Upstairs, the first-floor accommodation continues to impress with three well-proportioned bedrooms, each offering flexibility to suit a growing family's needs. The main bedroom, positioned at the front of the property, is a comfortable double with space for wardrobes and bedroom furniture, creating a peaceful retreat at the end of the day. Bedroom two, overlooking the rear garden, also enjoys open views and is another generous room, ideal for children, guests, or shared use. The third bedroom is well suited as a child's room, nursery, or home office, offering valuable flexibility as family needs evolve.

## Bathroom

The family bathroom is thoughtfully designed and well equipped, featuring a modern suite with a P-shaped bath and shower over, wash hand basin, and WC. An obscure window provides natural light and ventilation, while tiled flooring and a chrome towel radiator add both practicality and comfort.

## Loftroom

From the first-floor landing, a wooden ladder leads up to the loft room—an excellent additional space that adds further versatility to the home. With lighting, power points, roof window, and access to storage within the eaves, this room is ideal as a hobby area, home office, or occasional guest space, while also offering valuable extra storage.

## Outside

Outside, the rear garden is a real highlight and has been designed for both enjoyment and ease of maintenance. Enclosed and enjoying a sunny aspect, the garden is laid over two levels. Immediately outside the house is a generous concrete seating area—perfect for outdoor dining, barbecues, or simply relaxing in the sun. Steps lead down to a lawned area, offering space for children to play, pets to roam, or keen gardeners to make their mark. A timber shed at the bottom of the garden provides useful storage for tools, bikes, and outdoor equipment.

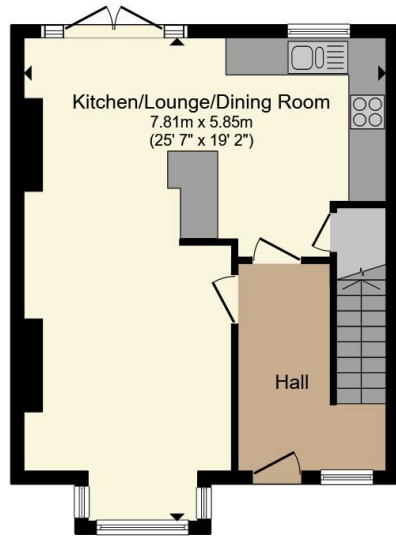
## Location

The location further enhances the appeal of this home. Ideally situated for the popular Oldway Primary School, it is particularly attractive to families with young children. Excellent transport links are close at hand, with a bus route running along the road providing easy access to Paignton town.

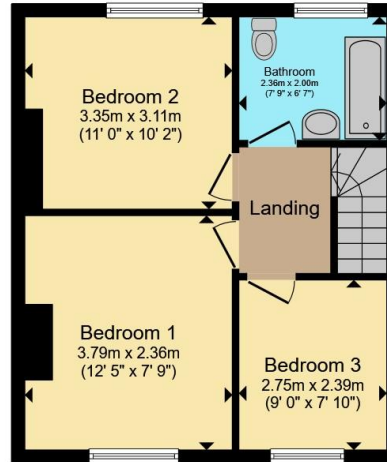




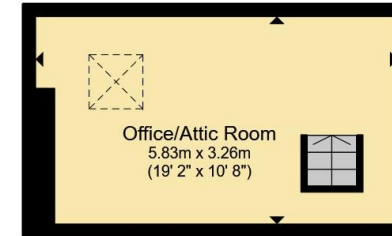




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 102.8 m<sup>2</sup> (1,106 sq.ft.) approx

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